



**MINUTES AND MEMORANDA OF A MEETING  
OF  
THE BOARD OF DIRECTORS OF  
INDIANA HOUSING AND COMMUNITY DEVELOPMENT AUTHORITY**

Held: October 28, 2021

A regular meeting of the Board of Directors of the Indiana Housing and Community Development Authority (“IHCDA” or “Authority”) was held on Thursday, October 28, 2021 at 10:00 a.m. telephonically.

The following individuals were present at the meeting: Jodi Golden (Lieutenant Governor designee); Ryan Locke (Indiana Treasurer of State designee); Mark Pascarella (Indiana Public Finance Director designee); Board Member J. June Midkiff; Board Member G. Michael Schopmeyer; J. Jacob Sipe (IHCDA Executive Director); members of the staff of the Lieutenant Governor, members of the staff of the Authority, and the general public. Board Member Tom McGowan, was not in attendance.

Erin Sheridan served as Chair of the meeting and upon noting the presence of a quorum, called the meeting to order. Shenna Robinson served as Secretary.

**I. Approval of Minutes**

**A. Meeting Minutes**

A motion was made by Mark Pascarella to approve the September 23, 2021 Meeting Minutes, which was seconded by J. June Midkiff and the following Resolution was unanimously approved:

**RESOLVED**, the Minutes of the Board meeting held on September 23, 2021 are hereby approved to be placed in the Minute Book of the Authority.

**II. Real Estate Department**

**A. Bond Volume/4% Credits – Spanish Oaks Apartments Phase 1**

Chairperson Sheridan recognized Peter Nelson, who presented Bond Volume/4% Credits – Spanish Oaks Apartments Phase 1.

**Background:**

IHCDA is empowered to act as the housing credit agency for the State to administer, operate, and manage the allocation of the Internal Revenue Service Section 42 low-income housing tax credit (LIHTC) program. The purpose of the LIHTC is to provide an incentive for private developers and investors to provide more affordable rental housing. This may be accomplished by new construction and rehabilitation of existing structures.

**Process:**

On January 1, 2021, IHCDA began the 2021A-B bond round for multi-family bond volume. The 12<sup>th</sup> application received and reviewed represented a total development cost of \$42,798,785 with \$34,846,553 in bond volume and \$1,873,805 in LIHTCs annually for 10 years to rehabilitate 416 units of affordable housing.

Exact Capital Group LLC and Heritage Affordable Communities are partnering to rehabilitate the Spanish Oaks Apartments on the Eastside of Indianapolis. Phase I consists of 416 one, two, and three-bedroom units for families. Each unit will have refinished kitchen spaces, HVAC replacements, and new energy efficient windows. The site is adjacent to an IndyGo bus

stop and is nearby to many community amenities including schools, a health center, a pharmacy, and child care. The Development Summary Sheet is attached hereto as **Exhibit A**.

During the round, the Real Estate Department staff reviewed the application to ensure it met the criteria set forth in the 2022 Qualified Allocation Plan.

### **Key Performance Indicators**

#### **2021 Bond Approvals**

Location	# Affordable Units	Construction Type	Development Type
Whitestown	264	New Construction	Family
Gary	142	Rehabilitation	Age-Restricted
New Castle & Indianapolis	114	Rehabilitation	Family
Hebron	80	Rehabilitation	Family
Hammond	64	Rehabilitation	Family
South Bend	168	Rehabilitation	Family
Bloomington	204	Rehabilitation	Family
Indianapolis	160	Rehabilitation	Family
<b>Total Units:</b>	<b>1,196</b>		

Following discussion, a motion was made by Kelly Mitchell to approve awarding \$34,846,553 in bond volume and \$1,873,805 in annual LIHTC to VEH Residential Phase I LLC for Spanish Oaks Apartments Phase I according to the terms of the 2021A-B Application Round, as recommended by staff. The motion was seconded by J. June Midkiff. The motion passed unanimously.

**RESOLVED**, that the Board approve awarding \$34,846,553 in bond volume and \$1,873,805 in annual LIHTC to VEH Residential Phase I LLC for Spanish Oaks Apartments Phase I according to the terms of the 2021A-B Application Round, as recommended by staff.

#### **B. Bond Volume/4% Credits – Spanish Oaks Apartments Phase 2**

Chairperson Sheridan recognized Peter Nelson, who presented the Bond Volume/4% Credits – Spanish Oaks Apartments Phase 2.

#### **Background:**

IHCDA is empowered to act as the housing credit agency for the State to administer, operate, and manage the allocation of the Internal Revenue Service Section 42 low-income housing tax credit (LIHTC) program. The purpose of the LIHTC is to provide an incentive for private developers and investors to provide more affordable rental housing. This may be accomplished by new construction and rehabilitation of existing structures.

#### **Process:**

On January 1, 2021, IHCDA began the 2021A-B bond round for multi-family bond volume. The 13<sup>th</sup> application received and reviewed represented a total development cost of \$40,685,852 with \$33,050,581 in bond volume, \$1,733,710 in LIHTCs annually for 10 years to rehabilitate 408 units of affordable housing, and a \$500,000 Indiana Affordable Housing and Community Development Fund loan.

Exact Capital Group LLC and Heritage Affordable Communities are partnering to rehabilitate the Spanish Oaks Apartments on the Eastside of Indianapolis. Phase II consists of 408 studio, one, two, and three-bedroom units for families. Each unit will have refinished kitchen spaces, HVAC replacements, and new energy efficient windows. The site is adjacent to an IndyGo bus stop and is nearby to many community amenities including schools, a health center, a pharmacy, and child care. The Development Summary Sheet is attached hereto as **Exhibit B**.

During the round, the Real Estate Department staff reviewed the application to ensure it met the criteria set forth in the 2022 Qualified Allocation Plan.

### Key Performance Indicators

2021 Bond Approvals			
Location	# Affordable Units	Construction Type	Development Type
Whitestown	264	New Construction	Family
Gary	142	Rehabilitation	Age-Restricted
New Castle & Indianapolis	114	Rehabilitation	Family
Hebron	80	Rehabilitation	Family
Hammond	64	Rehabilitation	Family
South Bend	168	Rehabilitation	Family
Bloomington	204	Rehabilitation	Family
Indianapolis	160	Rehabilitation	Family
<b>Total Units:</b>	<b>1,196</b>		

Following discussion, a motion was made by J. June Midkiff to approve awarding \$33,050,581 in bond volume, \$1,733,710 in annual LIHTC, and \$500,000 in Development Fund to VEH Residential Phase 2 LLC for Spanish Oaks Apartments Phase 2 according to the terms of the 2021A-B Application Round, as recommended by staff. The motion was seconded by Kelly Mitchell. The motion passed unanimously.

**RESOLVED**, that the Board approve awarding \$33,050,581 in bond volume, \$1,733,710 in annual LIHTC, and \$500,000 in Development Fund to VEH Residential Phase 2 LLC for Spanish Oaks Apartments Phase 2 according to the terms of the 2021A-B Application Round, as recommended by staff.

### C. Bond Volume/4% Credits – National Warehouse Apartments

Chairperson Sheridan recognized Meghann Bowman, who presented the Bond Volume/4% Credits – National Warehouse Apartments.

#### Background:

IHCDA is empowered to act as the housing credit agency for the State to administer, operate, and manage the allocation of the Internal Revenue Service Section 42 low-income housing tax credit (LIHTC) program. The purpose of the LIHTC is to provide an incentive for private developers and investors to provide more affordable rental housing. This may be accomplished by new construction and rehabilitation of existing structures.

#### Process:

On January 1, 2021, IHCDA began the 2021A-B bond round for multi-family bond volume. The 9<sup>th</sup> application received and reviewed represented a total development cost of \$26,196,019 with \$13,100,000 in bond volume and \$1,270,439 in LIHTC annually for 10 years to create 137 units of affordable housing.

NWA, LLC, is proposing the construction of 137 (61 one-bedroom and 76 two-bedroom) units on the site of the former National Automobile Factory on Indianapolis. The development of this former historic automobile factory preserves a neighborhood landmark, remediates brownfield conditions on the site, and initiates further activation of other abandoned land in the area. The Development Summary Sheet is attached hereto as **Exhibit C**.

During the round, the Real Estate Department staff reviewed the application to ensure it met the criteria set forth in the Qualified Allocation Plan.

### Key Performance Indicators

### 2021 Bond Approvals

Location	# Affordable Units	Construction Type	Development Type
Whitestown	264	New Construction	Family
Gary	142	Rehabilitation	Age-Restricted
New Castle & Indianapolis	114	Rehabilitation	Family
Hebron	80	Rehabilitation	Family
Hammond	64	Rehabilitation	Family
South Bend	168	Rehabilitation	Family
Bloomington	204	Rehabilitation	Family
Indianapolis	160	Rehabilitation	Family
<b>Total Units:</b>	<b>1,196</b>		

Following discussion, a motion was made by Andy Place, Sr. to approve awarding \$13,100,000 in bond volume and \$1,270,439 in annual LIHTC to NWA, LLC for National Warehouse Apartments according to the terms of the 2021A-B Application Round, as recommended by staff. The motion was seconded by G. Michael Schopmeyer. The motion passed unanimously.

**RESOLVED**, that the Board approve awarding \$13,100,000 in bond volume and \$1,270,439 in annual LIHTC to NWA, LLC for National Warehouse Apartments according to the terms of the 2021A-B Application Round, as recommended by staff.

#### D. Bond Volume/4% Credits – Uptown East Apartments

Chairperson Sheridan recognized Meghann Bowman, who presented the Bond Volume/4% Credits – Uptown East Apartments.

#### **Background:**

IHCDA is empowered to act as the housing credit agency for the State to administer, operate, and manage the allocation of the Internal Revenue Service Section 42 low-income housing tax credit (LIHTC) program. The purpose of the LIHTC is to provide an incentive for private developers and investors to provide more affordable rental housing. This may be accomplished by new construction and rehabilitation of existing structures.

#### **Process:**

On January 1, 2021, IHCDA began the 2021A-B bond round for multi-family bond volume. The 9<sup>th</sup> application received and reviewed represented a total development cost of \$26,721,474 with \$13,771,128 in bond volume and \$1,127,060 in LIHTC annually for 10 years to create 119 units of affordable housing.

Investment Property Advisors, LLC is proposing the rehabilitation of The Uptown East Apartments in Valparaiso. The development was built in 2009 as student housing adjacent to Valparaiso University. The owner's objective is to support the demand for additional affordable homes within the city by converting 28 existing three- and four-bedroom student/market-rate units into 88 one-bedroom and 31 two-bedroom units, creating 119 affordable units in total. These units will target individuals and families with 1 to 3 persons. The Development Summary Sheet is attached hereto as **Exhibit D**.

During the round, the Real Estate Department staff reviewed the application to ensure it met the criteria set forth in the Qualified Allocation Plan.

#### **Key Performance Indicators**

### 2021 Bond Approvals

Location	# Affordable Units	Construction Type	Development Type
Whitestown	264	New Construction	Family

Gary	142	Rehabilitation	Age-Restricted
New Castle & Indianapolis	114	Rehabilitation	Family
Hebron	80	Rehabilitation	Family
Hammond	64	Rehabilitation	Family
South Bend	168	Rehabilitation	Family
Bloomington	204	Rehabilitation	Family

Following discussion, a motion was made by J. June Midkiff to approve awarding \$13,771,128 in bond volume and \$1,127,060 in annual LIHTC to Eastgate Investments III, LP for Uptown East Apartments according to the terms of the 2021A-B Application Round, as recommended by staff. The motion was seconded by Andy Place, Sr. The motion passed unanimously.

**RESOLVED**, that the Board approve awarding \$13,771,128 in bond volume and \$1,127,060 in annual LIHTC to Eastgate Investments III, LP for Uptown East Apartments according to the terms of the 2021A-B Application Round, as recommended by staff.

#### **E. Bond Volume – Peppermill Farms Apartments**

Chairperson Sheridan recognized Alan Rakowski, who presented the Bond Volume – Peppermill Farms Apartments.

##### **Background:**

IHCDA is empowered to act as the housing credit agency for the State to administer, operate, and manage the allocation of the Internal Revenue Service Section 42 low-income housing tax credit (LIHTC) program. The purpose of the LIHTC is to provide an incentive for private developers and investors to provide more affordable rental housing. This may be accomplished by new construction and rehabilitation of existing structures.

On September 23, 2021, the Board approved \$10,000,000 in bond volume and \$929,260 in annual LIHTC to Peppermill TC, LLC for Peppermill Farms Apartments according to the terms of the 2021A-B Application Round. After the Board Meeting, the owner informed IHCDA that the owner had neglected to update its bond volume request to \$13,000,000. The amount had changed during IHCDA's threshold review, but the owner did not separate out the new bond volume request within the application

##### **Process:**

IHCDA requested updated application information to ensure it continued to meet the requirements of the 2022 Qualified Allocation Plan. While the bond volume request increased, all other information remained the same.

Following discussion, a motion was made by Kelly Mitchell to approve increasing the award of bond volume from \$10,000,000 to \$13,000,000 to Peppermill TC, LLC for Peppermill Farms Apartments according to the terms of the 2021A-B Application Round, as recommended by staff. The motion was seconded by Andy Place, Sr. The motion passed unanimously.

**RESOLVED**, that the Board approve increasing the award of bond volume from \$10,000,000 to \$13,000,000 to Peppermill TC, LLC for Peppermill Farms Apartments according to the terms of the 2021A-B Application Round, as recommended by staff.

### **III. Community Programs**

#### **A. FY 2021 Balance of State Continuum of Care Allocations & Methodology**

Chairperson Sheridan recognized Kristin Garvey, who presented the FY 2021 Balance of State Continuum of Care Allocations & Methodology.

**Background:**

The Continuum of Care (“CoC”) funding for Permanent Supportive Housing and Rapid Rehousing projects is awarded through a competitive funding process by the U.S. Department of Housing and Urban Development (“HUD”). The Indiana Balance of State (“IN-BoS”) is comprised of 91 of the 92 counties in Indiana, excluding Marion County. In order to apply for the funding through the Collaborative Application process, the BoS Continuum of Care (“IN-BoS-CoC”) Board of Directors conduct an internal application process administered by IHCD that encourages eligible housing service providers within the BoS CoC to apply for CoC funding. Through the internal application process/competition the applicants are scored and ranked. Afterwards, IHCD submits a formal application to HUD. HUD will make the final decision on whether an entity will receive funding and the amount of funding each entity will receive.

The IN-BoS-CoC Board designated IHCD as the Collaborative Applicant, which means IHCD is eligible to apply for Continuum of Care planning funds on behalf of the IN-BoS-CoC. A letter from the IN-BoS-CoC Board describing its participation in the Notice of Funding Opportunity for the CoC funding and the internal application process/competition is attached hereto as **Exhibit E**.

**Process:**

The FY2020 COC Competition was suspended due to the COVID-19 pandemic and HUD renewed all current projects based on FY 2019 awards. In April 2021, HUD opened the registration for the FY2021 Notice of Funding Opportunity (“NOFO”) for CoC funding. Current project funding recipients were required to submit documentation for review during the Internal Renewal Competition by May 21, 2021. On August 17, 2021, HUD released the final FY 2021 NOFO for CoC funding, which allowed for all current projects to be ranked in Tier 1 of the funding allocation. The IN-BoS-CoC Board then requested that both renewal and new project applications be submitted by October 1, 2021, in order to be included in the Collaborative Application that will be submitted on behalf of the Indiana Balance of State. New projects were scored by non-conflicted reviewers and added to the list of current projects, which were previously scored. The final project ranking was reviewed by the Funding and Resource Committee on October 12, 2021 and was then approved by the IN-BoS-CoC Board of Directors on October 14, 2021.

The IN BoS CoC portfolio of potential awards consists of both renewal applications and new and/or expansion applications, that consists of Permanent Supportive Housing, CoC Rapid Re-Housing, HMIS, Coordinated Entry (CE) and domestic violence-specific projects. The amount of 2021 funding being requested by IHCD is summarized accordingly:

<b>Table A</b>		
Type	Applications Received	Requested Amount
Renewal Applications	64	\$17,141,510
New Applications	6	\$1,061,506
HMIS Funding	2	\$679,912
CE Funding	3	\$756,130
DV Bonus Funding	2	\$344,126
Planning Grant	1	\$786,859
	TOTAL	\$20,770,043

A list that contains the housing providers that are being proposed for funding is set forth in **Exhibit F**, attached hereto and incorporated herein. A map that depicts the Indiana Balance of State regions is set forth in **Exhibit G**. Final funding decisions will be made by HUD after the Collaborative Application is submitted.

**Key Performance Indicators**

Organizations that receive CoC funding are evaluated on several key performance indicators (“KPIs”) that are reviewed and scored annually during the internal application process/competition. These KPIs include, but are not limited to, the following: adherence to housing first principles, HMIS data quality, coordinated entry participation, exits to permanent housing, increases in household total and earned incomes, utilization rate and expenditure of CoC grant funds, number of individuals served, and the project’s cost effectiveness. New projects were also evaluated on new equity factors that HUD is currently incorporating into the COC process. In addition, bonus categories such as participation in training opportunities, agreement compliance, and COC collaboration were evaluated. You may be asked to speak on this.

Following discussion, a motion was made by J. June Midkiff to approve the use of the current methodology for scoring and ranking that was created by IHCD staff and the Indiana Balance of State Continuum of Care Board of Directors for scoring

and ranking of the FY 2021 CoC applicants set forth in **Exhibit F**, attached hereto, as recommended by staff. The motion was seconded by G. Michael Schopmeyer. The motion passed unanimously.

**RESOLVED**, that the Board approve the use of the current methodology for scoring and ranking that was created by IHCD staff and the Indiana Balance of State Continuum of Care Board of Directors for scoring and ranking of the FY 2021 CoC applicants set forth in **Exhibit F**, attached hereto, as recommended by staff.

Following discussion, a motion was made by J. June Midkiff to approve allocating BoS CoC Grant funds in an aggregate amount not to exceed \$20,770,043 for the FY 2021 Continuum of Care annual funding application for the organizations listed in **Exhibit F**, as directed by HUD, attached hereto, as recommended by staff. The motion was seconded by G. Michael Schopmeyer. The motion passed unanimously.

**RESOLVED**, that the Board approve allocating BoS CoC Grant funds in an aggregate amount not to exceed \$20,770,043 for the FY 2021 Continuum of Care annual funding application for the organizations listed in **Exhibit F**, as directed by HUD, as recommended by staff.

## **B. Emergency Solutions Grant CARES Act Final Year Update and Re-Allocation**

Chairperson Sheridan recognized Kristin Garvey, who presented the Emergency Solutions Grant CARES Act Final Year Update and Re-Allocation.

### **Background:**

In 2020, IHCD received Emergency Solutions Grant (ESG-CV) funding through the Coronavirus Aid, Relief, and Economic Security Act (CARES Act), Public Law 116-136 from the U.S. Department of Housing and Urban Development (HUD). IHCD received a total allocation of \$31,977,694. ESG-CV funds must be used to prevent, prepare for, or respond to the coronavirus pandemic (COVID-19) among individuals and families who are homeless or receiving homeless assistance; and to support additional homeless assistance and homelessness prevention activities to mitigate the impacts of COVID-19. In July 2021, HUD issued new guidance that changed the scope of the award and added additional areas of assistance. Two changes, which made the most impact, were 1) funding for Emergency Shelters was extended to the end of the funding period (September 2022) instead of the original January 2022 deadline and 2) rental assistance was extended from 12 months of assistance to 24 months of assistance. Because of these substantial changes, the Community Services grants team will need to make changes to the original allocation plan.

### **Process:**

In 2020, IHCD made a substantial amendment to the Consolidated Plan with HUD to request permission to allocate funding to the following activities: Homelessness Prevention, Rapid Rehousing, Emergency Shelter, and Street Outreach as well as HMIS, training and admin. These activities will be undertaken on a statewide basis (with the exclusion of Marion County). In addition, a substantial amendment was made in March 2021, in which IHCD allocated funding to itself so that it could provide direct rental assistance to regions in the state where subrecipients did not have the capacity to meet the demand of the assistance being requested.

In June 2021, IHCD Community Services grants team executed an ESG-CV agreement extension with the subrecipients that included 1) an extension of funding to September 2022; and 2) an expectation that subrecipients submit a spending plan that would require them to meet certain thresholds such as expending 50% of their funds by December 2021 and 3) expending 80% of their funds by March 2022. After HUD released its guidance in July, the Community Services grants team worked with subrecipients to better understand and anticipate their spending needs through the end of the funding cycle so the Community Services grant team could determine how to redistribute funds to the appropriate activities.

Table A summarizes the requested amended allocations that are needed to accommodate the July 2021 HUD guidance changes. Exhibit A includes a detailed listing of all ESG-CV subrecipients and their current funding amounts. Because of the substantial nature of the reallocations, IHCD will submit an amendment to its spending allocation plan that is included in the FY 2019 Consolidated Plan's Substantial Amendment, initially submitted in 2020.

**TABLE A – Summary**

	<b>Current Allocation</b>	<b>Current Spending</b>	<b>Additional Requests</b>	<b>Recommended Allocation</b>	<b>Admin*</b>	<b>Change in Allocation</b>
<b>HUB/HP</b>	\$15,000,000	\$10,755,850.33	\$3,105,402	\$19,789,337	\$1,583,147	\$4,789,337

RRH/HP	\$7,759,960	\$469,681.32	\$1,267,960	\$3,723,844	\$297,908	(\$4,036,116)
SHELTER	\$4,500,000	\$1,969,820.00	\$2,435,325.00	\$6,773,495	\$-	\$2,273,495
OUTREACH	\$700,000	\$175,242.80	\$114,010.00	\$901,464	\$-	\$201,464
HMIS	\$569,965	\$12,948.00	\$100,000.00	\$150,000	\$12,000	(\$419,965)
TRAINING	\$250,000	\$-	\$-	\$-	\$-	(\$250,000)
TOTAL ALLOWABLE ADMIN	\$3,197,769		IHCDA ADMIN (2%)	\$639,554	\$639,554	
	<b>\$31,977,694</b>			<b>\$31,977,694</b>	<b>\$2,532,609</b>	

*\*Allowable administrative costs are 10% of the total funding amount, which is \$3,197,769. Program-related administrative costs (8%) are incorporated into the HUB/HP, RRH/HPP, and HMIS recommended allocations amounts and listed in the Admin column. Shelter and Outreach awards do not incur administrative costs. IHCDA retains 2% of the total administrative costs.*

Following discussion, a motion was made by Andy Place, Sr. to approve staff's plan to reallocate Emergency Solutions Grant CARES Act funds in an aggregate amount not to exceed \$31,977,694 for Homelessness Prevention, Rapid Rehousing, Emergency Shelter, as recommended by staff. The motion was seconded by J. June Midkiff. The motion passed unanimously.

**RESOLVED**, that the Board approve staff's plan to reallocate Emergency Solutions Grant CARES Act funds in an aggregate amount not to exceed \$31,977,694 for Homelessness Prevention, Rapid Rehousing, Emergency Shelter, and Street Outreach to the organizations set forth in Exhibit H, as recommended by staff.

#### IV. Executive

##### A. Executive Update

Chairperson Sheridan recognized J. Jacob Sipe, who presented the Executive Update and discussed the following topics:

##### 1. Eviction Diversion Task Force:

- Last Friday October 22, 2021 the Indiana Supreme Court issued an order to create a pre-eviction diversion program. It came out of the Indiana Housing Eviction Taskforce. J. Sipe is a member of this taskforce.
- The eviction diversion program starts on November 1, 2021. The Indiana Housing Eviction Taskforce is a voluntary program for renters and landlords. Part of the plan of implementing the program is to allow renters to apply for the Indiana Emergency Rental Assistance Program.
- IHCDA will be expanding to include all 92 counties to allow even those who are in a county that administers its own rental program will have a new tool and an option to apply to indianahousingnow.org or apply for rental assistance through their county's program. This will give renters and landlords another tool to use across the state to apply for the available Emergency Rental Assistance Funding.
- Jacob stated that he is excited to be a part of this and be able to coordinate and participate with the Taskforce and the other municipalities.

##### 2. Indiana Emergency Rental Assistance Program:

- The October 25, 2021 report, that IHCDA posted on its website, indicates that IHCDA has assisted just over \$23,000 renters, \$61M in direct payments have been made for rent, and almost \$4M utilities assistance has been provided. The total obligated and paid amount is almost \$220M. Currently there are 6,500 applications that are in process.

##### 3. Low-Income Household Energy Assistance Program and Low-Income Household Water Assistance Program:

- The Low Income Household Energy Assistance Program ("LIHEAP") and the Low Income Household Water Assistance Program both started accepting application on October 1, 2021.
- Next week utility vendor payments will start to be sent out.
- There are two funding sources available for LIHEAP this year. There is the annual appropriation that IHCDA receives, IHCDA has not received a final number regarding this amount yet, historically, that



number has been around \$75M. There is a continuing resolution in effect before the final amount is received. In addition, IHCDCA received an additional \$114M through the American Rescue Plan Act (ARPA).

- d. IHCDCA is taking a two prong approach to utilize this additional funding, related to energy:
  - i. There is a statewide marketing campaign to bring awareness and encourage renters and homeowners who may qualify to make sure that they are applying and that IHCDCA is serving those who are qualified.
  - ii. IHCDCA increased the benefit for this year by adding a \$175 benefit to each utility, electric and gas, and up to \$350 per household for all energy assistance recipients. IHCDCA will also pay of arrearages to bring households current on their bill; if they have arrearages and this goes above and beyond a crisis benefit that the household may have received.
- e. The water program will last until September 2023. The water program and the Energy Assistance Program (“EAP”) are aligned with a universal application so that households will be able to apply for both programs with one application rather than being required to use two different applications to apply for assistance for these programs.
- f. Both programs were launched on October 1, 2021, and as of this week, IHCDCA has approved over 10,200 applications for EAP. IHCDCA has committed just under \$8.9M for the EAP. IHCDCA does not have the water numbers yet.

4. **Homeowner Assistance Fund Program:**

- a. The Homeowner Assistance Fund (“HAF”) is a new program that is funded by the U.S. Department of the Treasury (“Treasury”). In August IHCDCA submitted a plan to Treasury to launch the program. IHCDCA has not received any feedback or guidance from the Treasury on when IHCDCA can launch the program.
- b. IHCDCA has been encouraging homeowners who have been struggling or impacted by the Pandemic, who may qualify for the program, to sign up to receive updates regarding HAF. Homeowners can go to [877gethope.org](http://877gethope.org) to get those updates.
- c. Approximately 3700 individuals or households have signed up to receive updates regarding HAF.

5. **Indiana Foreclosure Prevention Network:**

- a. Knowing that we have approximately 3700 households on the HAF update list that are seeking assistance and potentially qualify for HAF assistance, it is good that IHCDCA has the Indiana Foreclosure Prevention Network (“IFPN”).
- b. IFPN is comprised of IHCDCA partners that provides housing counseling.
- c. IHCDCA wants to utilize the IFPN to help these households as we wait from Treasury. IHCDCA has some money remaining in the IFPN budget that is approximately \$179,000. IHCDCA would like to work with the IFPN housing counselors to conduct outreach to the individuals on the update list.
- d. The Treasury is putting emphasis on the importance of loss mitigation and the counselors will be able to facilitate this communication between homeowners and service lenders to help them provide assistance for a loss mitigation strategy.
- e. IHCDCA is not sure what the Treasury guidance will provide when it comes to loss mitigation, but IHCDCA will be proactive with the IFPN to provide outreach efforts and to work with the homeowners who have signed up to receive updates to see if loss mitigation might be an opportunity for them as IHCDCA waits for Treasury. If so, the homeowners will be ready to go when the program is launched.
- f. In November 2017, IHCDCA’s Board of Directors approved \$1.5M of the IFPN budget for housing counseling. Between then and now, IHCDCA has been able to spend \$1,385,000.00 of those dollars. IHCDCA has \$179,000 left and that’s where we will start. With the counseling agencies it will reach about 1200 homeowner households to begin the loss mitigation process.
- g. There is about \$65,000 left that was never approved by the IHCDCA Board and there was a little money still coming in from some of the filing fees after the program sunset. The \$64,000 that’s over the \$1.5M that the Board originally approved back in 2017, IHCDCA will come back to the Board to ask for the remaining \$64,000 to be used for housing counseling as part of the loss mitigation strategy.
- h. J. Sipe thanked Chris Nevels who has stepped into this role and has done an outstanding job with getting the program up and ready with the housing assistance fund and recognizing the importance of the foreclosure prevention counseling partners with this new program. It’s a challenge trying to launch a program without a lot of guidance from the Treasury when there are homeowners that need some assistance and guidance. IHCDCA is glad that it can add another tool to assist homeowners and help to prevent foreclosures.

6. **November's IHCD Board Meeting Location:**

- a. The IHCD November Board meeting is being held a week early due to the Thanksgiving holiday and is scheduled for November 18, 2021, at 10:00 a.m. EST, the meeting will be virtual.

The Chair thanked J. Sipe and his team for their hard work during some challenging times.

**V. Other Business**

There being no further business, the meeting was adjourned at 10:49 a.m.

Respectfully submitted,

*Jodi Golden*

Jodi Golden (Nov 18, 2021 11:43 EST)

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Lieutenant Governor, Suzanne Crouch, or her designee

ATTEST:

*J. Sipe*

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J. Jacob Sipe

Executive Director for IHCD

## EXHIBIT A



**INDIANA HOUSING & COMMUNITY DEVELOPMENT AUTHORITY**  
**RENTAL HOUSING TAX CREDIT (RHTC) PROGRAM**  
**PROPOSED DEVELOPMENT SUMMARY**  
**2021A-B Bond Round**



PROJECT NAME: Spanish Oaks Phase 1

SITE LOCATION: 3645 Wingate Court  
Indianapolis, IN 46235

PROJECT TYPE: Rehabilitation  
PROJECT DESIGNATION: Family

APPLICANT: Exact Capital Group, LLC

PRINCIPALS: VE SO 1 Equities LLC  
Michael Callaghan

**# OF UNITS AT EACH SET ASIDE**

60% of AMI: 416  
50% of AMI: 0  
40% of AMI: 0  
30% of AMI: 0  
Market Rate: 0

**UNIT MIX**

Efficiency: 0  
One bedroom: 152  
Two bedroom: 244  
Three bedroom: 20  
Four bedroom: 0  
Total units: 416

TOTAL PROJECTED COSTS: \$42,798,785  
TAX CREDITS PER UNIT: \$4,504.34

CREDIT REQUESTED: \$1,873,805  
CREDIT RECOMMENDED: \$1,873,805  
BOND VOLUME REQUESTED: \$34,846,553  
BOND VOLUME RECOMMENDED: \$34,846,553  
DEVELOPMENT FUND REQUESTED: \$0  
DEVELOPMENT FUND RECOMMENDED: \$0

APPLICANT NUMBER: 2021A-B-012  
BIN NUMBER: IN-21-03100  
DEVELOPMENT FUND LOAN NUMBER: N/A  
SELF SCORE: 49.5  
IHCDA SCORE: 44.5

## EXHIBIT B



**INDIANA HOUSING & COMMUNITY DEVELOPMENT AUTHORITY**  
**RENTAL HOUSING TAX CREDIT (RHTC) PROGRAM**  
**PROPOSED DEVELOPMENT SUMMARY**  
**2021A-B Bond Round**



PROJECT NAME: Spanish Oaks Phase 2

SITE LOCATION: 3645 Wingate Court  
Indianapolis, IN 46235

PROJECT TYPE: Rehabilitation

PROJECT DESIGNATION: Family

APPLICANT: Exact Capital Group, LLC

PRINCIPALS: VE SO 2 Equities LLC  
Michael Callaghan  
Craig Livingston

**# OF UNITS AT EACH SET ASIDE**

60% of AMI:	398
50% of AMI:	10
40% of AMI:	0
30% of AMI:	0
Market Rate:	0

**UNIT MIX**

Efficiency:	48
One bedroom:	124
Two bedroom:	204
Three bedroom:	32
Four bedroom:	0
Total units:	408

TOTAL PROJECTED COSTS:	\$40,685,852
TAX CREDITS PER UNIT:	\$4,249.29

CREDIT REQUESTED:	\$1,733,710
CREDIT RECOMMENDED:	\$1,733,710
BOND VOLUME REQUESTED:	\$33,050,581
BOND VOLUME RECOMMENDED:	\$33,050,581
DEVELOPMENT FUND REQUESTED:	\$500,000
DEVELOPMENT FUND RECOMMENDED:	\$500,000

APPLICANT NUMBER:	2021A-B-013
BIN NUMBER:	IN-21-03200
DEVELOPMENT FUND LOAN NUMBER:	DFL-021-111
SELF SCORE:	44.5
IHCDA SCORE:	48.5

## EXHIBIT C



**INDIANA HOUSING & COMMUNITY DEVELOPMENT AUTHORITY**  
**RENTAL HOUSING TAX CREDIT (RHTC) PROGRAM**  
**PROPOSED DEVELOPMENT SUMMARY**  
**2021A-B Bond Round**



PROJECT NAME: National Warehouse Apartments

SITE LOCATION: 1145 E. 22<sup>nd</sup> St.  
Indianapolis, IN 46202

PROJECT TYPE: New Construction  
PROJECT DESIGNATION: Family

APPLICANT: NWA, LLC

PRINCIPALS: Michael Pannos & Charlie Garcia

**# OF UNITS AT EACH SET ASIDE**

60% of AMI:	137
50% of AMI:	0
40% of AMI:	0
30% of AMI:	0
Market Rate:	0

**UNIT MIX**

Efficiency:	0
One bedroom:	61
Two bedroom:	76
Three bedroom:	0
Four bedroom:	0
Total units:	137

TOTAL PROJECTED COSTS:	\$26,196,019
TAX CREDITS PER UNIT:	\$9,273

CREDIT REQUESTED:	\$1,270,439
CREDIT RECOMMENDED:	\$1,270,439
BOND VOLUME REQUESTED:	\$13,100,000
BOND VOLUME RECOMMENDED:	\$13,100,000
DEVELOPMENT FUND REQUESTED:	\$0
DEVELOPMENT FUND RECOMMENDED:	\$0

APPLICANT NUMBER:	2021A-B-0011
BIN NUMBER:	IN-21-03000
SELF SCORE:	45
IHCDA SCORE:	45

## EXHIBIT D



**INDIANA HOUSING & COMMUNITY DEVELOPMENT AUTHORITY**  
**RENTAL HOUSING TAX CREDIT (RHTC) PROGRAM**  
**PROPOSED DEVELOPMENT SUMMARY**  
**2021A-B Bond Round**



PROJECT NAME:	Uptown East Apartments	
SITE LOCATION:	1401 LaPorte Ave; 1305 LaPorte Ave Valparaiso, IN 46383	
PROJECT TYPE:	Rehabilitation	
PROJECT DESIGNATION:	Family	
APPLICANT:	Eastgate Investments III, LP	
PRINCIPALS:	Larry Gough	
<u># OF UNITS AT EACH SET ASIDE</u>	<u>UNIT MIX</u>	
60% of AMI:	119	
50% of AMI:	0	
40% of AMI:	0	
30% of AMI:	0	
Market Rate:	0	
	Efficiency:	0
	One bedroom:	88
	Two bedroom:	31
	Three bedroom:	0
	Four bedroom:	0
	Total units:	119
TOTAL PROJECTED COSTS:	\$26,721,474	
TAX CREDITS PER UNIT:	\$9,471	
CREDIT REQUESTED:	\$1,127,060	
CREDIT RECOMMENDED:	\$1,127,060	
BOND VOLUME REQUESTED:	\$13,771,128	
BOND VOLUME RECOMMENDED:	\$13,771,128	
DEVELOPMENT FUND REQUESTED:	\$0	
DEVELOPMENT FUND RECOMMENDED:	\$0	
APPLICANT NUMBER:	2021A-B-010	
BIN NUMBER:	IN-21-02900	
SELF SCORE:	55	
IHCDA SCORE:	54.5	

INDIANA BALANCE OF STATE  
**CONTINUUM OF CARE**

**To:** IHCD Board of Directors  
**From:** Indiana Balance of State Continuum of Care ("IN-BOS CoC") Board  
**Date:** October 28, 2021  
**Re:** IN-BOS CoC Board Participation

During the course of fulfilling the charter of the IN-BOS CoC and assisting IHCD with complying with 24 CFR 578.75(g), the IN-BOS CoC Board has contributed to the CoC program competitive application in the following ways:

- Involved in the selection process for Housing Innovations, the consultants IHCD contracted with to assist in the preparation and submission of IHCD's IN-BOS COC FY2021 program year NOFA.
- Developed the NOFA application timelines for the FY2021 program year.
- Approved policies associated with the competitive process.
- Approved the CoC Planning Grant.
- Approved the scoring for renewal applications and new applications for the FY2021 program year.
- Approved the ranking of the projects for the FY2021 program year through Funding & Resources committee of the IN-BOS-CoC.
- The entire board will vote on accepting the recommendations from Funding & Resources at the October 14, 2021, CoC Board meeting.



Pamela S. Isaac  
President, IN BOS COC Board of Directors

**BOARD OF DIRECTORS**

**PAM ISAAC, PRESIDENT**  
**AMY BRINKLEY**  
**JOSHUA CASE**  
**OWANA MILLER**  
**LORI PHILLIPS-STEELE**

**JENNIFER LAYTON, VICE PRESIDENT**  
**EMILY PIKE**  
**STEPHEN RALPH**  
**MELANIE REUSZE**

**LAURA BERRY, SECRETARY**  
**RENA STERRETT**  
**JAROD WILSON**  
**MARY BETH WOTT**

EXHIBIT F

Exhibit B - FY2021 IN-502 COC Ranking and Scoring Summary Report

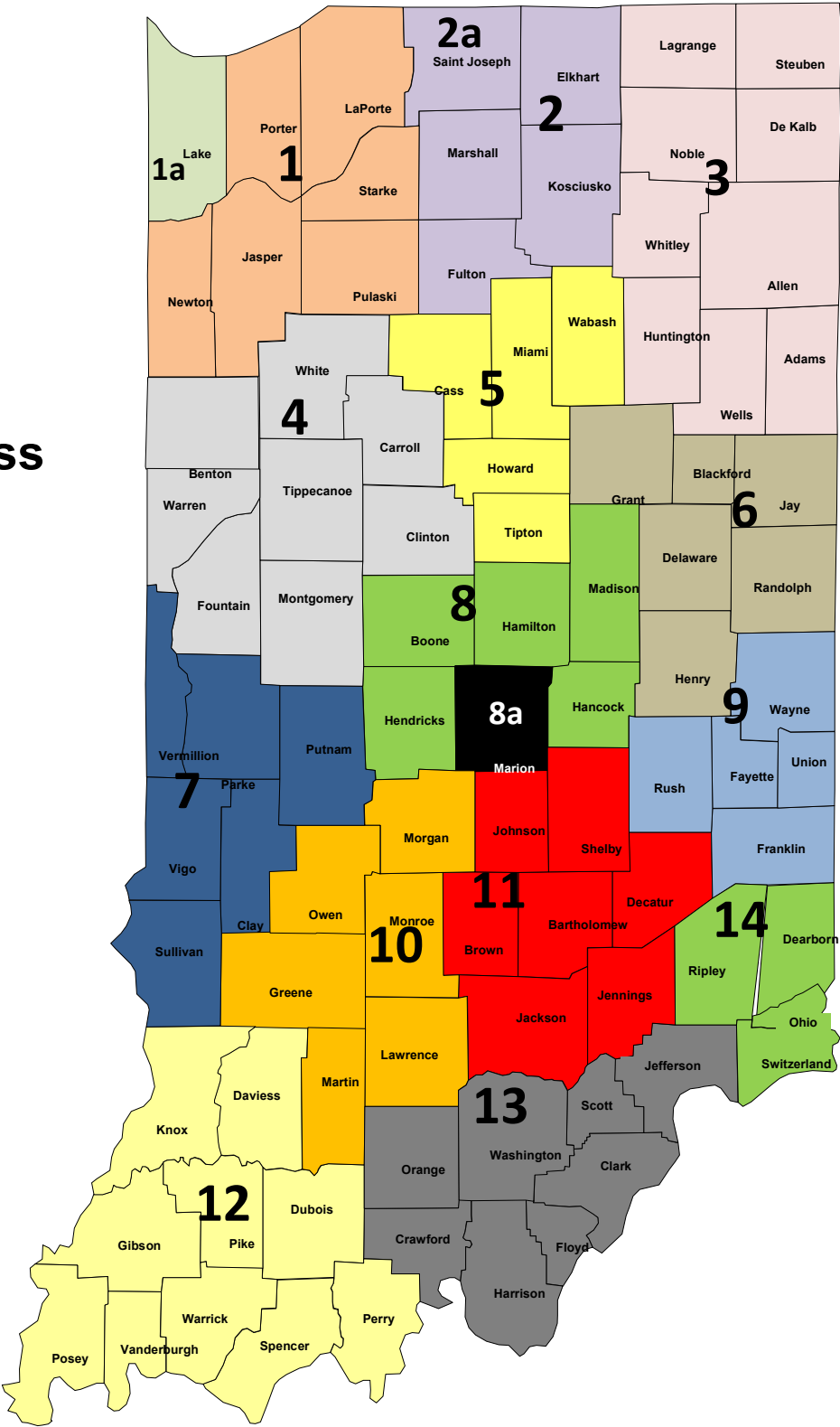
Rank	Tier	Score	Status	Recipient Name	Subrecipient Name	Project Name	PIN	Proj Type	# Units	Region	ABA	Running ABA- Current	Running ABA- New	Running ABA- New DV
1	1	125	Current	Lafayette Transitional Housing Center		LTHC Rapid Re-Housing	IN0178	RRH	15	4	\$ 241,696	\$ 241,696		
2	1	125	Current	Housing Opportunities Inc.		Perm 4	IN0045	PSH	14	1	\$ 194,905	\$ 436,601		
3	1	125	Current	Life Treatment Centers		Life Treatment FY2019	IN0145	PSH	12	2a	\$ 176,846	\$ 613,447		
4	1	125	Current	A Better Way Services, Inc.		ABW Rapid Rehousing	IN0192	RRH	9	6	\$ 139,280	\$ 752,727		
5	1	125	Current	Indiana University Health Bloomington, Inc.		FY2019 Housing Links	IN0105	PSH	8	10	\$ 89,271	\$ 841,998		
6	1	125	Current	Centerstone Indiana		Martinsville Plaza Apartments	IN0039	PSH	8	10	\$ 43,153	\$ 885,151		
7	1	124	Current	Mental Health America of West Central Indiana		Community Youth Center	IN0023	PSH	10	7	\$ 77,709	\$ 962,860		
8	1	124	Current	Oaklawn Psychiatric Center		Supportive Housing, Turnock Group Home	IN0013	PSH	8	2a	\$ 412,040	\$ 1,374,900		
9	1	123	Current	A Better Way (Bridges Community Services, Inc.)		JUNIPART RRH	IN0182	RRH	18	6	\$ 224,145	\$ 1,599,045		
10	1	120	Current	ICHDA	Porter-Starkle Services Inc.	South Shore Commons	IN0109	PSH	36	1a	\$ 317,937	\$ 1,916,982		
11	1	120	Current	Housing Opportunities Inc.		Perm 5	IN0104	PSH	20	1	\$ 259,785	\$ 2,176,767		
12	1	120	Current	ECHO Housing Corporation		Lucas Place	IN0166	PSH	20	12	\$ 110,430	\$ 2,287,197		
13	1	115	Current	Oaklawn Psychiatric Center		Supportive Housing Rental Assistance	IN0012	PSH	67	2a	\$ 121,310	\$ 2,408,507		
14	1	115	Current	ICHDA	Soljourner Truth House Inc	Gary Pathway	IN0090	PSH	50	1a	\$ 509,582	\$ 2,918,089		
15	1	115	Current	ICHDA	Edgewater Health	Edgewater Scattered Site PSH	IN0024	PSH	19	1a	\$ 201,686	\$ 3,119,775		
16	1	115	Current	Indiana University Health Bloomington, Inc.		FY2019 Bridges Supportive Housing	IN0124	PSH	15	10	\$ 159,162	\$ 3,278,937		
17	1	115	Current	ICHDA	Regional Mental Health Center	RMHC Scattered Site PSH	IN0065	PSH	15	1a	\$ 120,766	\$ 3,399,643		
18	1	115	Current	Centerstone Indiana		Caldwell House PH	IN0161	PSH	8	11	\$ 47,030	\$ 3,446,673		
19	1	115	Current	ICHDA	Housing Opportunities	Housing Opps McCord Rapid Rehousing	IN0171	RRH	5	1	\$ 66,417	\$ 3,513,090		
20	1	113	Current	ICHDA	Meridian Health Services	Integrated PSH I, Walnut Commons	IN0167	PSH	40	6	\$ 353,090	\$ 3,513,090		
21	1	113	Current	Beacon Inc	Oaklawn Psychiatric Center	Integrated Permanent Supportive Housing I	IN0167	PSH	20	2	\$ 367,064	\$ 3,870,154		
22	1	113	Current	ICHDA	dba Shalom Community Center	Crawford Homes Consolidated	IN0147	PSH	10	10	\$ 1,243,700	\$ 5,113,854		
22	1	110	Current	ICHDA	Meridian Health Services	ICHDA COC III	IN0155	PSH	10	6	\$ 452,161	\$ 5,566,015		
22	1	93	Current	ICHDA	Community Howard	ICHDA CoC III FY2019	IN0155	PSH	17	5		\$ 5,566,015		
22	1	93	Current	ICHDA	City of Lafayette	ICHDA CoC III Lafayette	IN0155	PSH	24	4		\$ 5,566,015		
23	1	110	Current	ICHDA	Oaklawn Psychiatric Center	Chapman West/Lincoln West Consolidated	IN0149	PSH	31	2	\$ 210,829	\$ 5,776,844		
24	1	110	Current	ICHDA	Porter-Starkle Services Inc.	Housing Opps Porter Starkle Supportive Housing	IN0136	PSH	22	1	\$ 228,032	\$ 6,004,876		
25	1	110	Current	ECHO Housing Corporation		New Start Scattered Site Housing	IN0123	PSH	20	12	\$ 272,891	\$ 6,277,767		
26	1	110	Current	ICHDA	Centerstone Indiana	Centerstone Dunn Supportive Housing	IN0103	PSH	17	9	\$ 102,283	\$ 6,380,050		
27	1	110	Current	Housing Opportunities Inc.		Creekview	IN0118	PSH	16	1	\$ 193,398	\$ 6,573,448		
28	1	110	Current	AIDS Ministries / AIDS Assist		PSH AMAA	IN0174	PSH	10	2	\$ 131,888	\$ 6,705,336		
29	1	108	Current	Mental Health America in Allen County		Cedars Hope I MHANI	IN0125	PSH	8	3	\$ 90,517	\$ 6,795,853		
30	1	107.5	Current	Centerstone Indiana		Limestone PH	IN0177	PSH	10	10	\$ 125,277	\$ 6,921,130		
31	1	106	Current	CMHC, Inc.		Batesville Permanent Housing I	IN0088	PSH	8	14	\$ 116,931	\$ 7,038,061		
33	1	105	Current	Lafayette Transitional Housing Center		LTHC Union Place PSH Apartments	IN0203	PSH	40	4	\$ 424,440	\$ 7,462,501		
34	1	105	Current	A Better Way Services, Inc.		ABW Joint PH RRH TH 2019	IN0220	TH-RRH	30	6	\$ 456,225	\$ 7,918,726		
35	1	105	Current	ICHDA	Family Service Association of Howard County, Inc.	Jackson Street Commons	IN0159	PSH	27	5	\$ 190,761	\$ 8,109,487		
36	1	105	Current	Family Service Association of Howard County, Inc.		FSACHC RRH	IN0193	RRH	8	5	\$ 118,154	\$ 8,227,641		
37	1	104	Current	ICHDA	Kosciusko County Shelter for Abuse, Inc.	Kosciusko County RRH	IN0168	RRH	14	2	\$ 156,831	\$ 8,384,472		
38	1	104	Current	ICHDA	Mental Health America of West Central Indiana	YOUNITY Village/Terra Firma Consolidated	IN0133	PSH	10	7	\$ 302,739	\$ 8,687,211		
39	1	101	Current	ICHDA	Preservation Non-Profit Housing Corp	NWI Veterans Village Homes for Heroes	IN0160	PSH	44	1a	\$ 422,859	\$ 9,110,070		
40	1	101	Current	ICHDA	Park Center, Inc.	Park Center PSH	IN0150	PSH	40	3	\$ 321,202	\$ 9,431,272		
41	1	100	Current	ICHDA	ECHO Housing Corporation	Lucas Place II/Renaissance 16	IN0135	PSH	43	12	\$ 292,352	\$ 9,723,624		
42	1	100	Current	Aurora, Inc		Vision 1505 CoC FY2019 Renewal Project	IN0151	PSH	32	12	\$ 439,919	\$ 10,163,543		
43	1	100	Current	ECHO Housing Corporation		Garvin Lofts	IN0195	PSH	12	12	\$ 341,121	\$ 10,504,664		
44	1	98	Current	CMHC, Inc.		Lawrenceburg Consolidated Permanent Housing	IN0121	PSH	16	14	\$ 221,076	\$ 10,725,740		
45	1	95	Current	LifeSpring		LifeSpring PSH FY2019	IN0162	PSH	0	13	\$ 226,869	\$ 10,952,109		
46	1	90	Current	ICHDA	CMHC, Inc.	Lawrenceburg II	IN0107	PSH	28	14	\$ 227,720	\$ 11,179,829		
47	1	90	Current	CMHC, Inc.		Batesville Permanent Housing II	IN0163	PSH	24	14	\$ 334,843	\$ 11,514,672		
48	1	90	Current	Centerstone Indiana		Centerstone Stepping Stones	IN0053	TH	10	10	\$ 80,273	\$ 11,594,945		
49	1	90	Current	Centerstone Indiana		Centerstone SCCMHC S+C	IN0048	PSH	10	10	\$ 60,169	\$ 11,655,114		
50	1	88	Current	ICHDA	Brightpoint (Community Action of NE Indiana dba Brightpoint)	Brightpoint PSH FY2019 Combined Renewal Expansion	IN0019	PSH	40	3	\$ 716,311	\$ 12,371,425		
51	1	90	Current	ICHDA	Aspire Indiana, Inc.	ICHDA COC II	IN0148	PSH	44	8	\$ 651,497	\$ 13,022,922		
52	1	88	Current	ICHDA	Meridian Health Services	ICHDA COC II	IN0148	PSH	31	6		\$ 13,022,922		
53	1	86	Current	ICHDA	Marion Veterans Program	Marion Veterans Program	IN0172	PSH	20	6	\$ 156,912	\$ 13,179,884		
54	1	85	Current	ICHDA	Cinlare Solutions Corporation	ICHDA State-Wide DV RRH FY2019	IN0216	RRH	105	3,4,5,8,12	\$ 1,460,624	\$ 14,640,458		
55	1	85	Current	Aspire Indiana, Inc.		Continuum of Care Renewal	IN0215	PSH	44	8	\$ 432,460	\$ 15,072,918		
56	1	85	Current	ICHDA	Aspire Indiana, Inc.	Aspire Mainstream II	IN0093	PSH	23	8	\$ 162,503	\$ 15,235,421		
57	1	83	Current	Edgewater Systems for Balanced Living Inc		Phoenix Renewal 2020-2021 II	IN0046	PSH	28	1a	\$ 136,905	\$ 15,372,326		
58	1	82	Current	Center for the Homeless		Center for the Homeless PSH	IN0180	PSH	34	2a	\$ 321,688	\$ 15,694,014		
59	1	80	Current	ICHDA	ICHDA	ICHDA State-Wide DV TH-RRH FY2019	IN0217	TH-RRH	60	8	\$ 583,277	\$ 16,277,291		
60	1	80	Current	ICHDA	Aurora	Aurora Evansville Beacon PSH	IN0154	PSH	25	12	\$ 202,404	\$ 16,479,695		
61	1	79	Current	CoC of NWI		CoC Network of NWI RRH	IN0183	RRH	24	1a	\$ 202,073	\$ 16,681,768		
62	1	78	Current	CMHC, Inc.		Veeva J, II Consolidated	IN0067	PSH	12	14	\$ 192,479	\$ 16,874,247		
63	1	71	Current	Center for the Homeless		Center for the Homeless RRH	IN0189	RRH	5	2a	\$ 54,895	\$ 16,929,142		
64	1	41	Current	YWCA North Central Indiana		TH-RRH Joint Transitional Housing DV	IN0206	TH-RRH	11	2, 2a	\$ 212,368	\$ 17,141,510		





EXHIBIT G

State of Indiana  
Regional Planning  
Councils on Homeless



# EXHIBIT H

## Current Inventory of Grants for ESG-CV Subrecipients

	ORGANIZATION	REGION	CURRENT AMOUNT	ADDITIONAL REQUEST	TOTAL FUNDED AMOUNT
HUB	Housing Opportunities	1	\$ 1,438,133.00	\$ 968,500.00	\$ 2,406,633.00
HUB	Continuum of Care Network of NWI	1A	\$ 460,796.86		\$ 460,796.86
HUB	Community Action of Northeast Indiana Inc., d/b/a Brightpoint	3	\$ 1,625,000.00		\$ 1,625,000.00
HUB	Area IV Agency on Aging and Community Action Programs, Inc.	4	\$ 900,000.00		\$ 900,000.00
HUB	Lafayette Neighborhood Housing Service (Homestead CS)	4	\$ 350,000.00	\$ 23,626.00	\$ 373,626.00
HUB	Coordinated Assistance Ministries, Inc.	5	\$ 225,000.00		\$ 225,000.00
HUB	Emmaus Mission Center, Inc.	5	\$ 100,000.00		\$ 100,000.00
HUB	Bridges Community Services, Inc.	6	\$ 250,000.00		\$ 250,000.00
HUB	Reach Services, Inc.	7	\$ 550,000.00	\$ 50,000.00	\$ 600,000.00
HUB	Aspire Indiana, Inc.	8	\$ 950,000.00		\$ 950,000.00
HUB	Family Promise of Hendricks County	8	\$ 154,000.00		\$ 154,000.00
HUB	New Hope Family Shelter, Inc.	10	\$ 300,000.00		\$ 300,000.00
HUB	Shalom Community Center, Inc.	10	\$ 500,000.00		\$ 500,000.00
HUB	Human Services, Inc.	11	\$ 650,000.00		\$ 650,000.00
HUB	Aurora Evansville	12	\$ 1,150,000.00		\$ 1,150,000.00
HUB	Community Action of Southern Indiana (CASI)	13	\$ 650,000.00		\$ 650,000.00
HUB	Salvation Army	13	\$ 200,000.00	\$ 130,000.00	\$ 330,000.00
HUB	Transition Resources Corporation	11	\$ 100,000.00		\$ 100,000.00
HUB	Heart House Inc.	14	\$ 6,016.00		\$ 6,016.00
HUB	REAL Services, Inc.	2/2A	\$ 2,400,000.00		\$ 2,400,000.00
HUB	Sojourner Truth House	1A	\$ 800,000.00		\$ 800,000.00
HUB	Human Services, Inc.	9	\$ 250,000.00		\$ 250,000.00
HUB	IHCDA - Direct Payments		\$ 2,674,989.00	\$ 1,963,276.00	<u>\$ 4,638,265.00</u>
					<b>\$ 19,819,336.86</b>
RRH	Community Action of Northeast Indiana Inc, Brightpoint	3	\$ 150,000.00		\$ 150,000.00
RRH	Family Promise of Greater Lafayette, Inc.	4	\$ 13,000.00		\$ 13,000.00
RRH	Human Services Inc	11	\$ 150,000.00		\$ 150,000.00
RRH	Lafayette Transitional Housing Center, inc.	4	\$ 350,000.00		\$ 350,000.00
RRH	Shalom Community Center, Inc.	10	\$ 275,000.00		\$ 275,000.00
RRH	Housing Opportunities, Inc.	1	\$ 400,000.00		\$ 400,000.00
RRH	Beyond Homelessness Inc.	7	\$ 13,500.00	\$ 19,500.00	\$ 33,000.00
RRH	Family Promise of Hendricks County	8	\$ 183,000.00		\$ 183,000.00
RRH	Community Action of Southern Indiana	13	\$ 500,000.00		\$ 500,000.00
RRH	Anthony Adams House	1	\$ 21,384.00		\$ 21,384.00
RRH	Edgewater System	1a	\$ 100,000.00		\$ 100,000.00
RRH	Aurora Evansville	12	\$ 300,000.00		\$ 300,000.00
RRH	Homeless Coalition of Southern Indiana	13		\$ 371,460.00	\$ 371,460.00
RRH	Family Service Association of Howard Co	5		\$ 588,000.00	\$ 588,000.00
RRH	REAL Services	2a		\$ 150,000.00	\$ 150,000.00
RRH	New Hope for Families	10		\$ 6,000.00	\$ 6,000.00
RRH	Reach Services	7		\$ 108,000.00	\$ 108,000.00
RRH	Community Service Center of Morgan County	10		\$ 25,000.00	<u>\$ 25,000.00</u>
					<b>\$ 3,723,844.00</b>
Shelter	Beyond Homelessness Inc.	7	\$ 20,000.00		\$ 20,000.00
Shelter	Community Service Center of Morgan County Inc.	10	\$ 51,960.00	\$ 10,800.00	\$ 62,760.00
Shelter	Council on Domestic Abuse Inc	7	\$ 18,000.00		\$ 18,000.00
Shelter	Family Promise of Greater Lafayette, Inc.	4	\$ 15,000.00		\$ 15,000.00
Shelter	Hope Springs Safe House Incorporated	4	\$ 15,000.00	\$ 22,000.00	\$ 37,000.00
Shelter	Housing Opportunities, Inc.	1	\$ 150,000.00	\$ 115,000.00	\$ 265,000.00
Shelter	Human Services Inc	11	\$ 47,000.00		\$ 47,000.00
Shelter	Kosciusko County Shelter for Abuse Inc	2	\$ 15,000.00	\$ 14,166.00	\$ 29,166.00
Shelter	Lafayette, Transitional Housing Center, inc.	4	\$ 433,000.00	\$ 310,000.00	\$ 743,000.00
Shelter	New Hope Family Shelter Inc	10	\$ 193,500.00	\$ 100,000.00	\$ 293,500.00
Shelter	St. Elizabeth's Southern Catholic Charities	13	\$ 400,000.00	\$ 61,000.00	\$ 461,000.00
Shelter	Interfaith Hospitality Network of Greater Ft. Wayne, Inc.	3	\$ 100,000.00	\$ 15,000.00	\$ 115,000.00
Shelter	Citizens Concerned for the Homeless, Inc.	1	\$ 44,304.00	\$ 19,000.00	\$ 63,304.00
Shelter	Family Promise of Hendricks County, Inc.	8	\$ 207,600.00	\$ 48,000.00	\$ 255,600.00
Shelter	Shalom Community Center, Inc. (Beacon)	10	\$ 200,000.00	\$ 100,000.00	\$ 300,000.00
Shelter	Columbus Regional Shelter for Victims of Domestic Violence, Inc. (Turning Point)	11	\$ 17,631.00		\$ 17,631.00
Shelter	Catholic Charities Terre Haute, Inc.	7	\$ 85,773.00		\$ 85,773.00
Shelter	Catholic Charities Bloomington, Inc.	10	\$ 270,000.00		\$ 270,000.00
Shelter	Stepping Stone Shelter for Women, Inc.	1	\$ 90,000.00	\$ 100,000.00	\$ 190,000.00
Shelter	A Better Way Services Inc.	6	\$ 45,000.00		\$ 45,000.00
Shelter	Center for the Homeless	2a	\$ 20,000.00		\$ 20,000.00
Shelter	Interfaith Community PADS	1	\$ 13,000.00		\$ 13,000.00
Shelter	Life Treatment Center	2a	\$ 584,500.00	\$ 470,000.00	\$ 1,054,500.00
Shelter	Homeless Coalition of Southern Indiana	13	\$ 350,877.00		\$ 350,877.00
Shelter	Heart House, Inc.	14	\$ 25,000.00	\$ 75,000.00	\$ 100,000.00
Shelter	YWCA North Central Indiana	2a	\$ 12,000.00		\$ 12,000.00
Shelter	Catalyst Rescue Mission	13	\$ 97,687.60	\$ 57,250.00	\$ 154,937.60
Shelter	Anchor House, Inc.	11	\$ 230,138.00	\$ 194,000.00	\$ 424,138.00
Shelter	Edgewater Systems for Balanced Living, Inc.	1a	\$ 60,000.00	\$ 111,000.00	\$ 171,000.00
Shelter	Hancock Hope House, Inc.	8	\$ 144,500.00		\$ 144,500.00
Shelter	Haven House	1a	\$ 25,000.00		\$ 25,000.00
Shelter	Ozanam Family Shelter Corp	12	\$ 10,000.00		\$ 10,000.00
Shelter	United Caring Shelters, Inc.	12	\$ 4,600.00	\$ 162,178.00	\$ 166,778.00
Shelter	YWCA Greater Lafayette	4	\$ 29,200.00		\$ 29,200.00

Shelter	YWCA Northeast Indiana, Inc.	3	\$	277,439.00	\$	173,855.00	\$	451,294.00
Shelter	Interfaith Community PADS	1	\$	18,000.00	\$	11,900.00	\$	29,900.00
Shelter	Anthony Adams House	1	\$	17,460.00	\$	40,176.00	\$	57,636.00
Shelter	Family Service Association of Howard Co	5			\$	15,000.00	\$	15,000.00
Shelter	Emmaus Mission Center	5			\$	150,000.00	\$	150,000.00
Shelter	Family Promise of Greater Lafayette	4			\$	30,000.00	\$	30,000.00
Shelter	Coordinated Assistance Ministries	5			\$	30,000.00	\$	<u>30,000.00</u>
						\$		<b>6,773,494.60</b>
Outreach	Community Service Center of Morgan County Inc.	10	\$	58,750.00			\$	58,750.00
Outreach	Edgewater Systems for Balanced Living, Inc.	1a	\$	117,000.00	\$	(111,000.00)	\$	6,000.00
Outreach	Housing Opportunities, Inc.	1	\$	90,000.00			\$	90,000.00
Outreach	Shalom Community Center, Inc. (Beacon, Inc.)	10	\$	72,200.00			\$	72,200.00
Outreach	Citizens Concerned for the Homeless, Inc.	1	\$	44,250.00	\$	19,500.00	\$	63,750.00
Outreach	Reach Services Inc.	7	\$	100,000.00	\$	100,000.00	\$	200,000.00
Outreach	Beyond Homeless Inc.	7	\$	12,500.00			\$	12,500.00
Outreach	Homeless Coalition of Southern Indiana	13	\$	84,300.00	\$	76,510.00	\$	160,810.00
Outreach	Anchor House	11	\$	80,640.00	\$	29,000.00	\$	109,640.00
Outreach	Anthony Adams House	1	\$	19,750.00			\$	19,750.00
Outreach	Interfaith Hospitality Network of Greater Ft. Wayne, Inc.	3	\$	108,064.00			\$	<u>108,064.00</u>
							\$	<b>901,464.00</b>









# October 2021 Board Minutes

Final Audit Report

2021-11-18

Created:	2021-11-18
By:	David Stewart HCD (DStewart2@ihcda.IN.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAAV1mGA_KHdMh59aykdAWLgj4bXtLr6dxy

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-  Document created by David Stewart HCD (DStewart2@ihcda.IN.gov)  
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